

November 13, 2007

Loudoun County Department of Planning
PO Box 7000
Leesburg, VA 20177

Dear Sir or Madam:

It was brought to my attention today that the farm market definition has yet another proposed change to allow operation under retail guidelines and not agricultural and to allow operation in residential areas of Loudoun.

In response to these findings I emailed the members of the Planning Commission with my concerns and Mr. Ruedisueli informed me that the Planning Commission thought that this type of market would allow farmers who do not have a good location for sale of local goods to take advantage of someone who does and therefore promote the sale of local produce. Isn't that what the Farmers Markets are for? After reviewing the farmers that are listed in the Loudoun Farms Product Guide provided to me by the Economic Development Department, I found that most of them had their own retail locations, participated in the local Farmers Markets or had a call ahead to schedule appointments to purchase products from them so again how is this going to promote local farmers if indeed there already are promoting themselves? Who do you propose supply these types of farm markets? Are the farm markets going to have a "Loudoun Grown" section to show potential customers that they are supporting local farmers or are they going to commingle the products with their out of state purchases?

Instead of making the current proposed changes why not change it to be a minimum of 25% of the products sold be produced by the farm market operator whether it be on site or on land owned or leased by the operator. What a novel idea that they might actually have to do some work instead of sitting down placing orders over the phone and having everything they sell trucked into them! If you allow these changes to be made then you are only penalizing the current farmers left in this County that have the actual ability to produce what they sell and are not afraid of a hard days work.

Why in fact are you entertaining the idea of changing the current ordinances anyway? I can answer that myself; it is because the Lowry's in Hamilton. Why change the current ordinances for one person? Why not suggest to them that they grow some of what they sell? I seem to remember reading in one of the many articles in the Loudoun Times Mirror that they have a nearby farm that they have grown on in the past, what's wrong with them doing that now?

Have you visited the farmers that this could possibly affect and sat down with them and asked their opinion or asked them to show you what they do on a daily basis so that you could make an educated decision about the impact this will have on them?

I urge you to reconsider the current proposed changes and not allow one person to dictate to you what they want the ordinances changed to. If these changes are passed, then a farm market will be no different than your local grocery store. When I asked my friends and neighbors what they thought a farm market was they all had the same response that the products that were for sale at that stand were produced by the person that was selling them and that they could honestly answer their questions about their products like what chemicals were used on the tomatoes or how to care for the plants purchased from them. How will this affect the consumer or does that even matter?

I know that you may think that if they are required to purchase 25% of what they sell from within the County then you are still promoting the local farmers but I bet someone will find a way to get around that rule too especially if they are not required to file a report with the zoning administrator on a monthly basis and we all know that if they are only "policed on a complaint basis" then this part of the ordinance will never be enforced.

Please reconsider the wording of the proposed ordinance and honor all of those who are currently in business as farmers and not make hasty decisions based on one person's wishes.

Sincerely,

Renea Tumblin

October 15, 2007

Loudoun County Department of Planning
PO Box 7000
Leesburg, VA 20177

Dear Sir or Madam:

I am writing to you today in regards to the proposed changes to the Zoning Ordinance for Farm Markets. As it stands now you must produce 25 percent of what you sell on site in order to operate as a farm market. If the proposal is going to allow a farm market to sell products that are not produced on site but within the county, then does this mean that the operator of that market has to produce the products on land that they own or lease within the county? If this is the case then I am all for that but if you allow them to purchase all of what they sell then how are you going to ensure that the items came from within the county? After speaking with personnel from the Planning and Zoning Departments in reference to this I was told that the farm market would be "policed" only on a complaint basis and not have to file any type of report with proof of purchase from County growers. If you allow this to happen then you are only taking potential revenue from local growers who produce what they sell and you are not promoting the economic growth of the County. Why does the Economic Development Department encourage residents of the County to buy from local farmers if you in fact are going to allow anyone to come into the County and set up as a farm market, purchase products from out of state growers and come back and pass it off as Loudoun County grown? How much will the County recognize in revenue from these sales if the dollar is spent out of state, by my calculations a whopping 1 percent in sales tax.

How many people have requested that these guidelines be changed? After reading numerous articles in the various local papers I can only come up with one who this has affected and that would be the Lowry's in Hamilton. If they are not capable of producing 25 percent of what they sell in order to operate at their current location does this mean they were in violation of the Zoning Ordinances when they were located on the East end of Hamilton. It appears to me that they must have been and now they want the laws changed to meet their needs due to the fact that they must not have checked to see how the property was zoned before signing the lease. Why should everyone else pay for their mistake?

Farming of any type whether it be agricultural or horticultural is a very labor intensive and takes a special kind of person to be dedicated enough to perform that job. I ask that you honor those who have the ability and stamina to perform these types of jobs and not change the Zoning Ordinances for one person.

Sincerely,

Renea Tumblin

Ellmore's Garden Center
86 North Reid Street
Hamilton VA 20158

October 17, 2007

Loudoun County Department of Planning
1 Harrison St, SE 3rd Floor
P O Box 7000
Leesburg, VA 20177

Dear Sir or Madam:

I am writing to you today in opposition of the proposed changes to the Loudoun County Zoning Ordinances to permit Farm Markets to operate within the county who do not have on-site production.

The growers in this county have operated under the current definition as it stands; we have for thirty-four years. What does changing the current definition accomplish except satisfy the special interests of one person? By making the proposed changes you are only opening the door to all those who do not have the ability to produce what they sell and allowing them to take revenue out of our pockets.

When most people see a farm market sign they assume they are buying from the grower. If you allow anyone to open a farm market without producing the items they sell then you are allowing the consumer to be mislead by thinking they are buying from the grower. Stop and say farm market to yourself what comes in your mind, locally grown, perhaps? When I contacted Supervisor Jim Burton with my concerns, his explanation for the changes was it is a hardship on some people that do not have the land to grow their products on. If they can't grow what they sell then maybe they should consider another profession and leave the farming to those of us who are willing and able to produce the goods that we sell.

If you are going to suggest that the farm market operator purchase products from within the county then how are you going to make certain they do so and not just take their word for it? When this question was asked to personnel in the Economic Development Department they informed me that the market would only be investigated as to what they were selling if a complaint was made against them. How many people do you think realize that if they see a cantaloupe for sale in June that it had to come from out of state?

After reading various articles for the past year in all of the local newspapers it is obvious that the Lowry's will be the ones benefiting from the proposed changes to the zoning ordinances and it is even more obvious after reading the enclosed article that they

purchase products from out of state vendors such as South Mountain Creamery in Maryland as mentioned in the article.

Since the creation of the Department of Economic Development we as horticultural growers are not only recognized within the county but also promoted by the county with the Spring Farm Tour and the Loudoun Farms Products Guide. In this guide county residents are encouraged to support the local farmers and buy their products and in return they are getting quality local produced items. If the ordinance is changed to allow non growers to set up as a farm market and buy in what they sell who is going to benefit from this except the person that sold them the goods and the market operator. If everything they sell is purchased out of state and trucked into the county to be sold then how is this going to help boost the county's economy? It is not going to because the only revenue the county will realize is one percent in sales tax.

It is critical that you seriously look at this proposal from all points of interest and consider all of the farmers who this will hurt and not just the interest of the person that requested these changes.

Sincerely,

Barbara and Harry Ellmore

localgourmet

Lowry's at Wayside

From farm and seafood market to crab shack and country store, Lowry's at Wayside is back in business, serving up succulent seafood dishes on Hamilton's main street. This past September, Donald and Leslie Lowry reopened at a new location with a new vision for the home of the best jumbo lump crab cakes in



REBEKAH PIZANA

town.

"We wanted to create an atmosphere that would look like we were picked up from the beach and relocated here," Leslie Lowry says.

After years of operating as a farmer's market, selling local produce

and seasonal items like Christmas trees and pumpkins, Lowry says they rebuilt the old Planet Wayside location as a restaurant on 420 W. Colonial Highway. The smaller interior offers a limited serving capacity, but the coziness is reminiscent of an old, rustic mom-and-pop café. Brown paper covers the tabletops, and cardboard beer cartons hold ketchup and mustard. One almost expects to see sand in the corner of the room to go with the seaside theme.

At Lowry's, it's the taste that counts — crabcake sandwiches were originally served on kaiser rolls because they looked good, but Lowry says some customers requested that they serve the crabcakes on regular hamburger buns. Too much bread just distracts eaters from the flavors ... they're that good.

The new menu includes Amish recipe soups like the light and comforting seafood gumbo (with crabs, scallops, shrimp and rice) and New England clam chowder (with potatoes, bacon, and celery). Seafood lovers will like to try Lowry's oyster and shrimp bas-

kets with crab chips and home-made hushpuppies, crabcake and scallop platters, and steamed-to-order shrimp, clams and king crabs.

You'll also find Uncle Ralph's cookies and Amish recipe seasonal pies like pumpkin, cherry, apple, and apple dumplings. Old-fashioned and hard-to-find country store candies like sour cherry gum and Mary Janes are regularly in stock along with country ham and local honey, apple preserves, and pumpkin butter.

Just like the farm market, Lowry's keeps a regular stock of goods from Maryland-based South Mountain Creamery at Wayside. Glass bottled milk (including some of the creamiest fresh chocolate milk you'll find around), yogurt smoothies, cheese, two-pound butter blocks and what Lowry calls "unbelievable" eggnog. The salad greens are from a hydroponic grower in Round Hill, and the meat on the menu is from a local hormone- and antibiotic-free source.

Lowry inherited her love for seafood when her father sold seafood out of his truck long ago. Donald and Leslie still rely on the same contacts established by her father, getting their shrimp, crab, and other seafood from the Chesapeake Bay.

Lowry says to start signing up for turkey orders — the Shenandoah Valley-raised turkeys will arrive the week of Thanksgiving, Lowry says.

For prices and hours visit www.lowrysfarmmarket.com or call 866-654-CRAB. Hours are Tuesday-Thursday 11 a.m. to 7 p.m., Friday-Saturday 11 a.m. to 8 p.m. and Sunday 11 a.m. to 6 p.m.

Rebekah Pizana is a student at Patrick Henry College. She can be reached at gourmetwriter@gmail.com

Dear BOS,

Congratulations on your elections and re-elections.

My name is Uta Brown. My husband Sam and I operate Crooked Run Orchard, a pick-your-own fruit farm and on-site farmers market in Purcellville. For 24 years we've sold what we produce on the farm at the regional farm markets and in our farm stand. Since the early 90's we've encouraged local vendors who grow or make their own products to sell at our farm stand. I carry products by several local producers, including: Cindy Pruitt, Elaine Bowlin, and Trish Adams, whom sells handmade beeswax candles and goats milk hand creams by the dozens at our stand. Debra Fay and Dana Sacco are selling lavender products and eggs. In our stand you will read these words, "Everything sold on this farm is made/grown/foraged by us or other local farmers/bakers/crafts people, all within 15 miles of Purcellville."

I have been impressed by the creativity, resourcefulness and exceptionally high quality in the products sold by local entrepreneurs. Do you want to punish them? In the interest of a greener, cleaner, leaner economic model that keeps the straightest route between the producer and the consumer, please maintain the strict definition of farmers market. It's working and it will continue to expand and thrive only as long as the consumers continue to have available to them the best foods, crafts, and cosmetics possible, that means Loudoun County made.

Thank you for your time,

Uta Brown

Dear BOS.

Congratulations on your elections and re-elections.

My name is Uta Brown. My husband Sam and I operate Crooked Run Orchard, a pick-your-own fruit farm and on-site farmers market in P.ville. For 24 years we've sold what we produce on the farm at the regional farm market and on our farm stand. Since the early '90s we've encouraged local vendors who grow or make their own products to sell at our farm stand. Cindy Pruitt can tell you that. Elaine Bowlin can tell you that. Trish Adams sold her handmade beeswax candles and goats milk hand creams by the dozens at our stand. Debra Fay and Dana Sacco are selling lavender products and eggs there now, that is, if there is any product to spare. In our stand you will read these words. "Everything sold on this farm is made/grown/foraged by us or other local farmers/bakers/crafts people, all within 15 miles of P.ville."

I have been impressed by the creativity, resourcefulness and exceptionally high quality in the products sold by local entrepreneurs. Do you now want to punish them? In the interest of a greener, cleaner, leaner economic model that keeps the straightest route between the producer and the consumer, please maintain the strict definition of farmers market. It's working, and it will continue to expand and thrive only as long as the consumers continue to have available to them the best food, crafts and cosmetics possible. That means locally grown, locally made

Thank you for your time

Uta Brown

Loudoun County

**Prince William County
Planning Office**

5 County Complex Court, Suite 210
Prince William, Virginia 22192-9201
(703) 792-6830 Metro 631-1703, Ext. 6830
FAX (703) 792-4401



FAX Transmittal Form

Date:	10/12/07
Send To (Fax #):	(703) 777-0941
For Delivery To:	John Merrihue, AICP

From:	Elaine Z. Popko, AICP
Phone:	(703) 792-6852

Message/RE:	CPAM 2007-0003
	ZOAM 2007-0004
	ZOAM 2007-0005

Number of Pages including cover page: 14

**COUNTY OF PRINCE WILLIAM**

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**PLANNING
OFFICE**

Stephen K. Griffin, AICP
Director of Planning

October 12, 2007



John Merrithew, AICP, Project Manager
Loudoun County
Department of Planning
1 Harrison Street, S.E., 3rd floor
P.O. Box 7000
Leesburg, VA 20177-7000

RE: Loudoun County – CPAM 2007-0003: Cluster Development, Transition Policy Area
ZOAM 2007-0004: Farm Markets
ZOAM 2007-0005: Cluster Development in TR-10

By FAX: (703) 777-0441

Dear Mr. Merrithew:

This is in response to your letter addressed to Stephen Griffin, dated September 21, 2007, and subsequent information received October 10, 2007, requesting comments from Prince William County on the above-referenced applications.

The first amendment removes the requirement for clustered residential developments in the subareas close to the Rural Policy Area and in the subareas with a recommended base density of one dwelling unit per ten acres.

The second proposed amendment adds horticultural and aqua cultural products to the product list of items for sale at farm markets and adds the use to residential and planned districts.

The third amendment removes the requirement for mandatory clustering in the TR-10 Zoning District and parts of the TR-1 and TR-3 Zoning Districts.

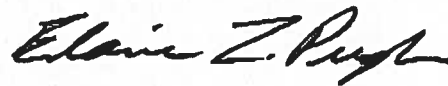
Our only comment is on CPAM 2007-0003. The revision to Chapter 11, Par. 1.c. that revises the statement requiring that "a minimum of 50 to 70 percent of the total development area will be designated as open space" to permit "a minimum of 50 percent to 70 percent of an individual parcel, or the total development area to be designated as open space" is a big change. We have individual parcels within residential developments that are very small or odd shaped on subdivision plats because they are not developable as a residential lot. This wording may result in only a small fraction of open space being provided within a development. We recommend that you clarify this statement.

John Merrithew, AICP
October 12, 2007
Page 2 of 2

We have attached Sections 32-300.40, Rural Cluster Development; Section 32-300.50, Semi-Rural Cluster Development; and Section 32-300.60, Suburban Cluster Development from the Prince William County Zoning Ordinance for your information.

Thank you in advance for sending a copy of your proposed amendments to Prince William County. If you have any questions, please call me in the Planning Office at (703) 792-6852.

Sincerely,

A handwritten signature in black ink, reading "Elaine Z. Pugh". The signature is fluid and cursive, with the first name "Elaine" being more prominent than the last name "Pugh".

Elaine Z. Pugh, AICP
County Urban Designer

EZP/ms

cc: Stephen K. Griffin, Planning Director
Raymond Utz, Long Rang Planning Division Chief
File
M070924A

(b) Appeal the denial to the Board of Zoning Appeals as provided by Part 900 of this Chapter; or

(c) Apply for a Special Use Permit for such proposed use in accordance with the requirements of Part 700 of this Chapter.

22. Approval of a home employment use shall be revocable on the order of the Zoning Administrator at any time because of the failure of the owner or operator of the use covered by the approval to observe all requirements of law with respect to the maintenance and conduct of the use and all conditions imposed in connection with the approval.

23. Approval of a home employment use shall stand revoked, without any action by the Zoning Administrator, if the use authorized has been intentionally abandoned, has ceased for a period of one year, or has not commenced within one year of approval. (No. 04-78, 12-21-04)

Editor's note--This section was previously included in Part 230 (section 32-230.23 entitled "Home Employment," section 230.03 entitled "Application for Provisional Use Permit," section 32-230.04 entitled "Submission Requirements," section 32-230.06 entitled "Options after Denial of a Provisional Use Permit" and section 32-230.07 entitled "Revocation of Provisional Use Permit," which derived from Ord. No. 91-127, adopted Oct. 22, 1991, subsequently amended pursuant to Ord. No. 94-1, adopted Jan. 11, 1994; Ord. No. 96-6, adopted Jan. 16, 1996; Ord. No. 96-34, adopted April 16, 1996; Ord. No. 97-88, adopted Oct. 7, 1997; Ord. No. 98-30, adopted April 21, 1998; Ord. No. 00-43, adopted June 27, 2000) and relocated here as Section 32-300.16 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

Sec. 32-300.40. Rural Cluster Development.

1. Rural cluster developments shall be permitted in the Rural Area, as designated in the Comprehensive Plan, on land in the A-1, agricultural zoning district. Rural cluster development shall be subject to subdivision plan review in accordance with the subdivision ordinance and the Design and Construction Standards Manual. The subdivision plan shall include provisions for establishment of a homeowners' association or recorded covenants and restrictions that shall be responsible for the maintenance and/or use of the required open space area in accordance with this section.

2. Within rural cluster developments, the permitted uses shall be as follows:

- (a) One (1) family dwellings.
- (b) Home occupations.
- (c) Home employment.
- (d) Agricultural uses and their accessory uses and buildings and structures, as permitted in the A-1 agricultural zoning district and as determined under the homeowners' association covenants or other recorded covenants and restrictions pursuant to section 32-300.42.

(e) Special uses as determined under the homeowners' association covenants or other recorded covenants and restrictions pursuant to section 32-300.42.

3. If the property contains an existing farm house and associated buildings and structures, a single-family dwelling that is a designated cultural resource in the Comprehensive Plan, or other single-family dwelling that is determined eligible for listing in the National Register of Historic Places, that farm or historic resource may be part of the required open space area of the rural cluster development, as established under the homeowners' association covenants or other recorded covenants and restrictions pursuant to section 32-300.42. The use of the farm or the historic resource other than for farming and dwelling purposes shall require a special use permit pursuant to section 32-300.42. If a separate lot is created for the farm buildings or the historic building, it shall be a minimum of 3 acres. The farm dwelling or historic dwelling shall not count as one of the dwellings that would otherwise be allowed pursuant to section 32-400.41.5 and a separate lot created for such features shall be allowed to count toward the required open space. (No. 99-26, 4-20-99; No. 06-30, 3-7-06)

Sec. 32-300.41. Design Standards.

1. Any proposed rural cluster development shall be designed so as to foster the preservation of open space or existing farmland; to protect the distinct visual quality and the natural landscape, topographic, and natural resource features of the rural area; to provide landowners in the rural area an alternative use of their property; and to uphold the general intent of the A-1, agricultural zoning district.
2. A minimum rural cluster development area of fifty (50) acres shall be required. Additions to existing rural cluster developments may be less than fifty (50) acres but must meet all other provisions of sections 32-300.40 through 32-300.43.
3. No rural cluster development shall be further divided or otherwise redeveloped, except in accordance with sections 32-300.40 through 32-300.43.
4. The minimum size of lots for residential use shall be three (3) acres and the maximum size of lots for residential use shall be five (5) acres, except that some lots may exceed five (5) acres in size to accommodate topographic features, fit within a particular road layout, or address other design considerations.
5. The total number of dwellings within a rural cluster development shall not exceed one dwelling for each ten (10) acres of land, except that a farm dwelling or historic dwelling is allowed in addition to the cluster subdivision lots, pursuant to section 32-400.40.3.
6. The rural cluster development shall have no more than one (1) access to a public street external to that development, except for the following:
 - (a) more than one (1) access is required pursuant to section 600 of the Design and Construction Standards Manual;
 - (b) a second or separate entrance is needed for a use located in the open space area;

(c) a topographic or other environmentally sensitive feature would be avoided or protected with a second entrance.

The access shall be consistent with the minimum state entrance requirements contained in section 600 of the Design and Construction Standards Manual.

7. All buildings, including accessory structures, shall be set back a minimum of thirty-five (35) feet from the front lot line.

8. A one hundred (100) foot wide buffer shall be created and maintained between any external street and the edge of the rural cluster development. This buffer shall be used for the purpose of partially screening the view of a cluster-lot subdivision from the public right-of-way external to the rural cluster development and from an existing farm or a historic house on the property. If an existing farm or historic house is to remain on the property along the frontage of the external street, the buffer shall be placed between the farm or historic house and the cluster lots. This screening shall be achieved in one of the following ways:

(a) Where the 100-foot wide buffer already contains existing healthy trees, shrubs, or other vegetation adequate to provide the equivalent of a one hundred (100) foot wide rural buffer, the existing vegetation shall be retained during the development process and maintained in perpetuity.

(b) Where the buffer does not already contain vegetation, native landscaping in accordance with Table I-2 of the Design and Construction Standards Manual shall be provided adequate to screen the development from the external street, existing farm, or historic house, appropriate to a rural location and maintained in perpetuity. Landscaping shall be appropriate to a rural location and may include vegetation types such as old field successional trees and shrubs, flowering meadows, and meadow grasses. The provisions of the Design and Construction Standards Manual section 802.12C and D shall not apply to rural cluster buffers.

(c) Only stone walls, brick walls, split-rail fences, and board rail fences are allowed in the required buffer in conjunction with plantings or tree preservation areas.

9. The maximum lot coverage for lots containing dwellings shall be twenty-five (25) percent.

10. No fence or wall over four (4) feet high shall be permitted along the frontage of the rural cluster development or each lot within that development, provided that such fences that are needed to contain permitted animals may exceed four (4) feet.

11. Ponds, meeting the requirements of section 700 of the Design and Construction Standards Manual, may be used as stormwater management facilities.

12. A subdivision sign, when provided, shall be integrated into the landscape and be in accordance with section 32-250.20, *et seq.* Internally illuminated subdivision signs are prohibited. (No. 99-26, 4-20-99; No. 04-78-12-21-04; 06-30, 3-7-06)

Sec.32-300.42. Open Space.

1. That portion of the gross acreage of a rural cluster development that is not developed as residential lots and as internal street(s) shall be provided as open space. The open space shall not be less than fifty (50) percent of the gross acreage of the rural cluster development. The buffer required under section 32-300.41(7) shall be included in the open space calculation.

2. The open space shall be maintained in its natural, scenic, open and/or wooded condition and/or planted and maintained in perpetuity with indigenous species and/or species appropriate to rural locations. Agricultural use of all or a portion of this open space is permitted, as well as uses allowed in subsection 3 below.

3. The open space shall be conveyed to one or a combination of the following:

(a) An authorized public or private grantee, as described in the Conservation Easement Act, Chapter 10.1, section 10.1-1009, *et seq.*, VA Code Ann.

(b) A homeowners' association.

(c) An entity allowed by the homeowners' association or by other recorded covenants and restrictions, to live in an existing farm dwelling and operate a farm.

(d) An entity allowed by the homeowners' association or by other recorded covenants and restrictions, to live in and maintain an existing historic building.

(e) An entity allowed by the homeowners' association or by other recorded covenants and restrictions, to obtain a special use permit for one of the following uses:

(1) Adaptive reuse of a historic building, subject to the standards of section 32-300.07.

(2) Bed and breakfast.

(3) Cemetery.

(4) Commercial riding facility, equestrian center, polo club, or recurring horse show or equestrian events.

(5) Community operated park.

(6) Farm winery.

(7) Garden center.

4. The open space shall be governed by recorded restrictive covenants that shall reaffirm and provide notice of, at a minimum, the development restrictions set forth in this section. The restrictive covenants shall be achieved through a deed conveying the land to one of the entities identified in this section. This deed must be binding upon the party to which this open space is conveyed and that party's successors and assigns, unless modified with approval from the Director of Planning.

5. Except with a formal public facility review under section 15.2-2232, VA Code Ann., no portion of any land provided as open space may be used or disturbed for any public use. Such open space may, however, be permitted to contain any required stormwater management facilities.

6. Maintenance of the open space shall be the responsibility of the party or parties identified above.

7. Open space in rural cluster developments shall be laid out so as to provide adequate setbacks and other appropriate transitions to and from surrounding land uses. (No. 99-26, 4-20-99; No. 04-78, 12-21-04; No. 06-30, 3-7-06)

Sec. 32-300.43. Internal Streets.

1. Streets internal to the rural cluster development shall be public or private and shall be platted in accordance with section 600 of the Design and Construction Standards Manual. Pipestem lots leading from such private streets are prohibited. Common driveways serving a maximum of two (2) lots are, however, permitted if constructed in accordance with the standards contained in the Design and Construction Standards Manual. All internal streets shall be built to the RL-1 standards contained in the Design and Construction Standards Manual, unless a higher standard is required to accommodate traffic generated by a permitted special use.

2. All cluster lots within a rural cluster development shall have direct access on internal streets. No cluster lots shall have direct access to a street that is external to the rural cluster development. (No. 99-26, 4-20-99; No. 06-30, 3-7-06)

Sec. 32-300.50. Semi-rural Cluster Development.

1. Cluster development of one-family dwellings in accordance with the standards set forth in these sections may be permitted in the SR-5, SR-3 and SR-1 residential districts. In addition to the requirements set forth in these sections, all such cluster development proposals shall meet the applicable design criteria established in the underlying district regulations.

2. Upon approval of final plans for a cluster development, the property shall thereafter be depicted upon the Zoning Map as SR-5C, etc., as appropriate, until the final plan is voided or the property is rezoned. (No. 99-26, 4-20-99)

Sec. 32-300.51. Same; General Design Standards.

1. The proposed semi-rural cluster development shall be located within an area designated in the Comprehensive Plan for suburban residential purposes and shall be designed so as to protect natural vegetation and the topographic features of the site and concentrate construction so as to minimize the intrusion of manmade improvements upon the surrounding area.
2. No minimum development area shall be required for lots served by public water and sewerage facilities. A minimum of twenty-five (25) acres for lots on well and septic shall be required unless the development area is part of and fully integrated into a larger cluster or planned residential project.
3. Additions less than the minimum development area required in section 32-300.51.2 may be made to existing cluster developments provided all other design criteria of these provisions are met, the proposed addition is fully integrated into and compatible with the project to which it is to be added, and the existing homeowners' association or other appropriate parties agree in writing to accept the new area.
4. Notwithstanding the minimum lot size permitted for a cluster development in these provisions, the total number of units permitted shall not exceed that allowed in the regulations for the underlying zoning district.
5. A minimum of thirty-five (35) percent of the gross acreage shall be designated as open space for semi-rural cluster developments. Such open space may be conveyed to a homeowners' association, the Park Authority, or to an authorized public or private grantee, agreeing, in writing, to accept the land into an approved open space or preservation program.
6. Absent approval by the Planning Director, no portion of any land dedicated for a public school site, library site, or commuter parking facility may be counted as part of the required open space. Public parkland for passive recreational purposes beyond that otherwise required for such project, may be counted as part of the required open space, excluding land improved by structures or other impervious surfaces. All property dedicated for public uses not qualifying as open space (excluding street right-of-way) shall be deducted from the gross acreage of the project for calculation of open space required by subsection 5. above.
7. Unless approved as part of a plan to establish significant vegetation, land disturbance in the designated open space shall be limited to the minimum necessary to permit extension of required utilities, construct required street crossings or connections, install drainage or other storm water management facilities, or create lakes or ponds as approved by the Director of Public Works. Disturbed areas outside of utility easements shall be replanted in accordance with an approved landscaping plan and shall thereafter remain undisturbed, except for required maintenance. (No. 92-59, 6-16-92; No. 99-26, 4-20-99; No. 01-105, 12-4-01; No. 04-78, 12-21-04)

Sec. 32-300.52. Same; Lot Standards.

1. The minimum residential lot size for semi-rural cluster developments served by public water and sewer shall be twenty thousand (20,000) square feet.
2. The minimum residential lot size for semi-rural cluster developments not served by public water and sewer shall be one (1) acre in the SR-5, SR-3 and SR-1 districts.
3. Minimum lot sizes established in subsections 1. and 2. shall be determined excluding slopes fifteen (15) percent and greater adjacent to perennial streams, 100-year floodplain, and Chesapeake Bay Resource Protection Area. (No. 94-1, 1-11-94; No. 01-105, 12-4-01; No. 04-78, 12-21-04)

Sec. 32-300.53. Development Standards.

1. Semi-rural cluster developments served by public water and sewer shall have public streets and meet the following development standards:

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(a) Maximum lot coverage shall be thirty (30) percent.

(b) Minimum setbacks shall be thirty-five (35) feet from the front property line; minimum side setback shall be ten (10) feet; minimum rear setback shall be twenty-five (25) feet.

(c) Minimum lot width shall be one hundred (100) feet; corner lots shall have one hundred (100) feet of lot width along both streets. Minimum lot width for lots abutting cul-de-sacs shall be eighty (80) feet, measured at the building restriction line.

2. Semi-rural cluster developments ~~not served by public water and sewer~~ may have public or private streets and shall meet the following standards:

(a) Maximum lot coverage shall be twenty-five (25) percent.

(b) Minimum setbacks shall be thirty-five (35) feet from the front property line; minimum side setback shall be ten (10) feet; minimum rear setback shall be twenty-five (25) feet.

(c) Minimum lot width shall be one hundred (100) feet; corner lots shall have minimum one hundred (100) feet of lot width along both streets. Minimum lot width for lots abutting cul-de-sacs shall be eighty (80) feet, measured at the building restriction line.

3. All semi-rural cluster developments shall lay out lots and open space so as to integrate the projects perimeter with surrounding land uses developed in conformity with the Comprehensive Plan. (No. 94-1, 1-11-94; No. 01-105, 12-4-01; No. 04-78, 12-21-04)

Sec. 32-300.60. Suburban Cluster Development.

1. Cluster development of one-family dwellings may be permitted in the R-2 and R-4 residential districts if the following design criteria, in addition to any specific design criteria for cluster developments set out in the regulations for each district are met.

2. Upon approval of preliminary plans for a cluster development, the property shall thereafter be depicted upon the zoning map as R-2C or R-4C, as appropriate, until the preliminary plan is voided or the property is rezoned. (No. 04-78, 12-21-04)

Sec. 32-300.61. Same; General Design Standards.

1. The proposed cluster development shall be designed so as to protect natural vegetation and the topographic features of the site and concentrate construction so as to minimize the intrusion of manmade improvements upon the surrounding area.

2. No minimum development area shall be required for a cluster development. The cluster development may be a part of a larger planned residential or mixed use project approved in one preliminary subdivision or site plan, in which case the cluster development area shall be specifically set forth on such plan. Additions may be made to existing cluster developments provided that all other design criteria of this section are met, and the existing homeowners association agrees in writing to accept the new area as part of its association.

3. A minimum of thirty (30) percent of the gross acreage shall be designated as open space. Open space area shall be equitably and logically distributed throughout the development or concentrated in environmentally sensitive areas, particularly on slopes adjacent to perennial streams.

4. Land within a major utility easement or right-of-way for existing above-ground utilities shall not represent more than ten (10) percent of the area needed to satisfy the open space requirement, or be counted as any part of a required dedicated open space area. For the purpose of this section, a major utility easement or right-of-way for existing above-ground utilities shall be one having a width of twenty-five (25) feet or greater and used to support above-ground structures, existing at the time of final subdivision approval, that are associated with a public utility.

5. A 50-foot wide perimeter landscaped buffer area surrounding the edge of suburban cluster developments shall be provided in accordance with section 800 of the Design and Construction Standards Manual. When these buffer areas contain mature trees and other vegetation adequate to screen the development from the street, such vegetation may be used to satisfy the buffer area requirement; however, when the buffer areas are devoid of any significant vegetation, landscaping as set forth in the Design and Construction Standards Manual shall be provided. These buffer areas may be crossed by necessary street and utility connections, and necessary temporary disturbance of these buffer areas along the edges of such connections may be permitted, provided any disturbed areas are thereafter landscaped. Except for such temporary disturbance and the installation of landscaping, these buffer areas shall remain undisturbed. Buffer areas conveyed to a homeowners association or other authorized grantee accepting the buffer area into its approved open space program may be counted as a part of the required open space.

6. Adequate access to and within the development for vehicular and pedestrian traffic shall be provided, including common walkways to open space areas.

7. No portion of any residential lot shall be platted in the Chesapeake Bay Resource Protection Area as defined in Part 504 of this Chapter, any nontidal wetland area, any one hundred (100) year floodplain, perimeter buffers, any major utility easement or right-of-way for existing above-ground utilities, as that term is defined in subsection 4. above, or on slopes greater than 15 percent adjacent to a perennial stream.

8. No street shall be located in any wetland area (tidal or upland) or in any one hundred (100) year floodplain except for necessary crossings or access points.

9. Lot size, yard, coverage and lot width standards shall be governed by the following schedule:

	<i>R-2 district</i>	<i>R-4 district</i>
(a) Minimum lot size (see Note)	15,000 sq. ft.	7,500 sq. ft.
(b) Minimum front setback	30 feet	25 feet
(c) Minimum side setback	10 feet	10 feet
(d) Minimum setback from an access easement or private street serving 5 lots or less	15 feet	15 feet
(e) Minimum side setback for side of corner lot abutting street	20 feet	20 feet
(f) Minimum rear setback	25 feet	20 feet
(g) Minimum setback adjacent to development boundary without intervening open space of at least 15 feet (when boundary abuts noncluster one-family residential development)	35 feet	35 feet
(h) Minimum lot width (except pipestem lots)	80 feet	60 feet
(i) Minimum lot width for corner lot	100 feet	80 feet
(j) Maximum lot coverage	35%	45%

Note: The "pipestem area" of pipestem lots shall not be included in calculations of minimum lot size; the minimum lot sizes set forth in subsection 32-300.61.10(a) shall be considered to be exclusive of said pipestem areas and shall be calculated as provided in the Design and Construction Standards Manual. For the purposes of this section, the "pipestem area" shall be defined as any portion of the lot narrower than the minimum lot width set forth in subsection 32-300.61(10)(g) for nonpipestem lots.

10. Pipestem lots may be permitted only in accordance with the following standards:

(a) No more than twenty (20) percent of the total number of lots shall be pipestem lots.

(b) Pipestem lots shall be designed to take advantage of the natural land features, and shall be located, to the extent possible, so as to abut areas of common or dedicated open space.

(c) No more than five (5) pipestem lots shall be served by a common driveway easement not less than forty (40) feet in width. No more than one (1) pipestem driveway connection shall be permitted on the cul-de-sac portion of any public street; and the

one (1) driveway permitted shall be permitted only if there is no driveway connection on the cul-de-sac for a common driveway permitted by subsection 32-300.61.11(d) of this Chapter.

(d) No more than ten (10) pipestem lots shall be served by a common driveway built to private street standards as set forth in the Design and Construction Standards Manual. Such driveways shall be privately maintained by a bona fide homeowners association. No more than one (1) such driveway connection shall be permitted on the cul-de-sac portion of any public street, and then only if there is no driveway connection on the same cul-de-sac for a driveway permitted by subsection 32-300.61.11(c) of this Chapter. Such driveways shall have two (2) public street connections, shall not connect with any other pipestem common driveway, and shall be permitted only in locations specifically approved.

(e) Minimum front, side and rear setback requirements shall be met for all pipestem lots. The minimum front setback for a pipestem lot shall be measured parallel to the common driveway property line, not to easement boundary lines or the edge of the driveway. If any lot in a cluster subdivision has the required minimum lot width on a public right-of-way, such lot is not a pipestem lot and the front setback is measured parallel to the public right-of-way line.

(f) For lots located at the end of a group of pipestem lots, the minimum front setback shall be measured from the lot line where the common driveway enters the main body of the property. (No. 94-1, 1-11-94; No. 96-6, 1-16-96; No. 04-78, 12-21-04)

PART 301. AGRICULTURAL DISTRICTS

Sec. 32-301.01. A-1, Agricultural, Zoning District; Purpose and Intent.

The A-1, Agricultural, zoning district is intended to implement the agricultural or estate classification of the Comprehensive Plan. The district is designed to encourage conservation and proper use of large tracts of real property in order to assure available sources of agricultural products, to assure open spaces within reach of concentrations of population, to conserve natural resources, prevent erosion, and protect the environment; and to assure adequate water supplies. The intent is to encourage private land owners to protect these values and thereby create an environment favorable for the continuation of farming and other agricultural pursuits; to preserve prime agricultural land, forest land and/or open space; and to reduce the demand for costly public facilities and services that are inconsistent with the character of the rural areas within Prince William County. (No. 99-26, 4-20-99)

Sec. 32-301.02. Uses Permitted by Right.

The following uses shall be permitted by right in the A-1 district:

1. Agricultural uses, the keeping of livestock, and fishery uses, on lots two (2) acres or greater. For lots principally used for agricultural purposes, the limits on the number